

mangrove  
VILLAGE



Embrace Resort Living  
Your Community, Your Retreat, Your Private Beach







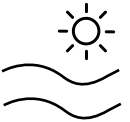



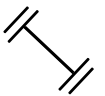
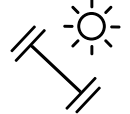


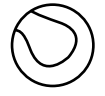

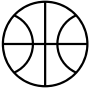
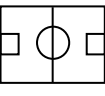



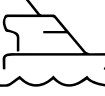




## Elevate your lifestyle

Since its launch, Mangrove Village has established itself as one of Abu Dhabi's most exclusive neighborhoods and is now for sale to all nationalities. This unique gated development seamlessly combines leisure and elegance, providing residents with a meticulously curated lifestyle experience in the capital.

Comprising a limited collection of 312 four-and-five-bedroom residences, ranging from 3,218 sqft to 4,607 sqft, the community exudes sophistication. Each residence is thoughtfully designed with generously proportioned entertaining and living spaces, ample storage, verandas, expansive gardens, a maid's room, independent chilling systems, and a separate laundry room. The community's high-end design ensures maximum privacy while granting easy access to on-site amenities, including a private beach and marina. Mangrove Village epitomizes a distinctive living experience that harmoniously blends lifestyle and comfort.

# The high tide of living

-   
Resident Relation Officer
-   
Concierge Service
-   
Maintenance Call Center
-   
24 Hour Security
-   
Beach Club House
-   
Indoor Pool
-   
Outdoor Pool
-   
Kids' Pool
-   
Kids' Play Area
-   
Kids' Nursery
-   
Indoor Gym
-   
Outdoor Gym
-   
Yoga
-   
Sauna
-   
Tennis Court
-   
Padel Court
-   
Basketball Court
-   
Football Court
-   
Jogging Track
-   
Private Beach
-   
Kayaking
-   
Marina
-   
Supermarket
-   
Cafe





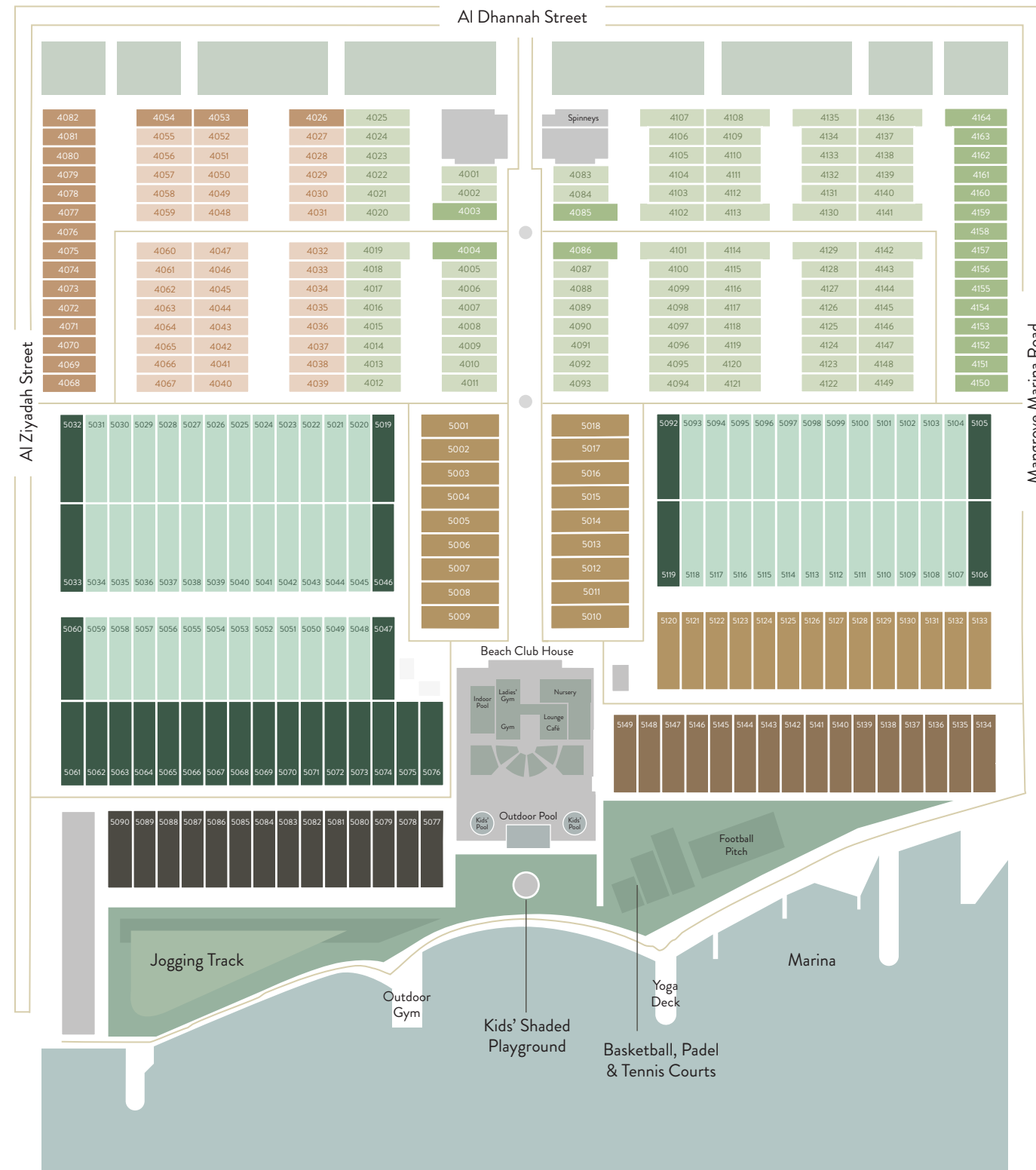
## Managed with expert care

Being one of Abu Dhabi's foremost communities, Mangrove Village adheres to the highest standards of quality and engagement. The community offers a dedicated concierge service for residents, along with a diverse calendar of social events; and for added peace of mind.

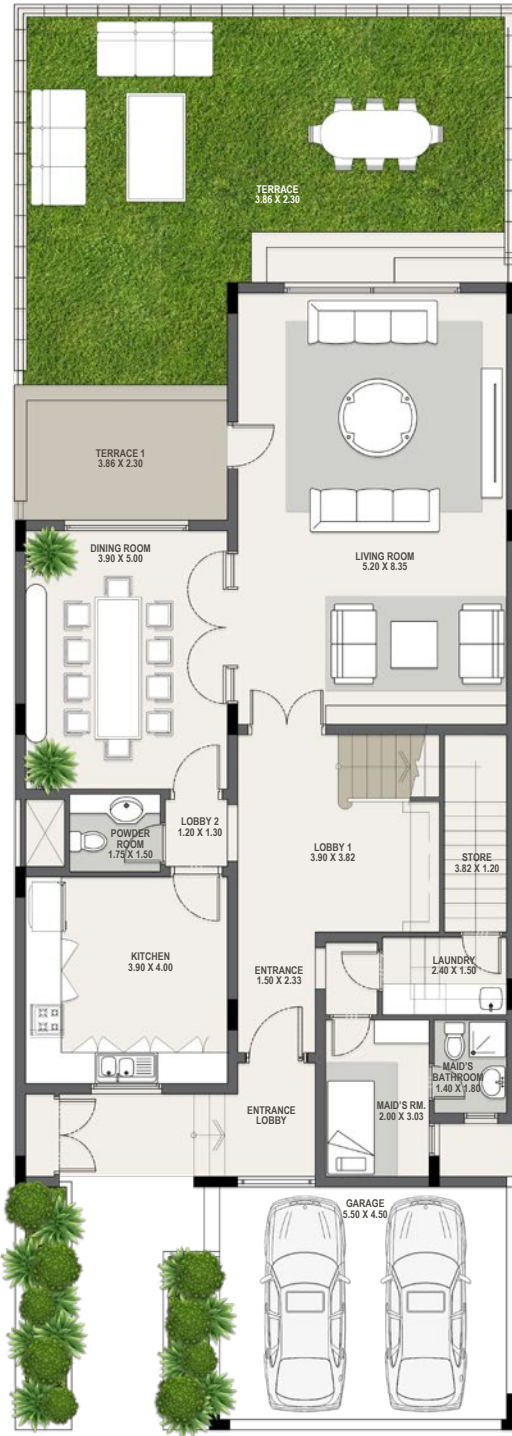
# Master Plan & Residences

- Four Bedroom - Standard
- Four Bedroom - Premium\*
- Four Bedroom Large - Standard
- Four Bedroom Large - Premium\*
- Five Bedroom - Standard
- Five Bedroom - Premium\*
- Five Bedroom with Pool - Premium\*
- Five Bedroom with Pool and Park View - Premium\*
- Five Bedroom with Pool and Sea View - Premium\*

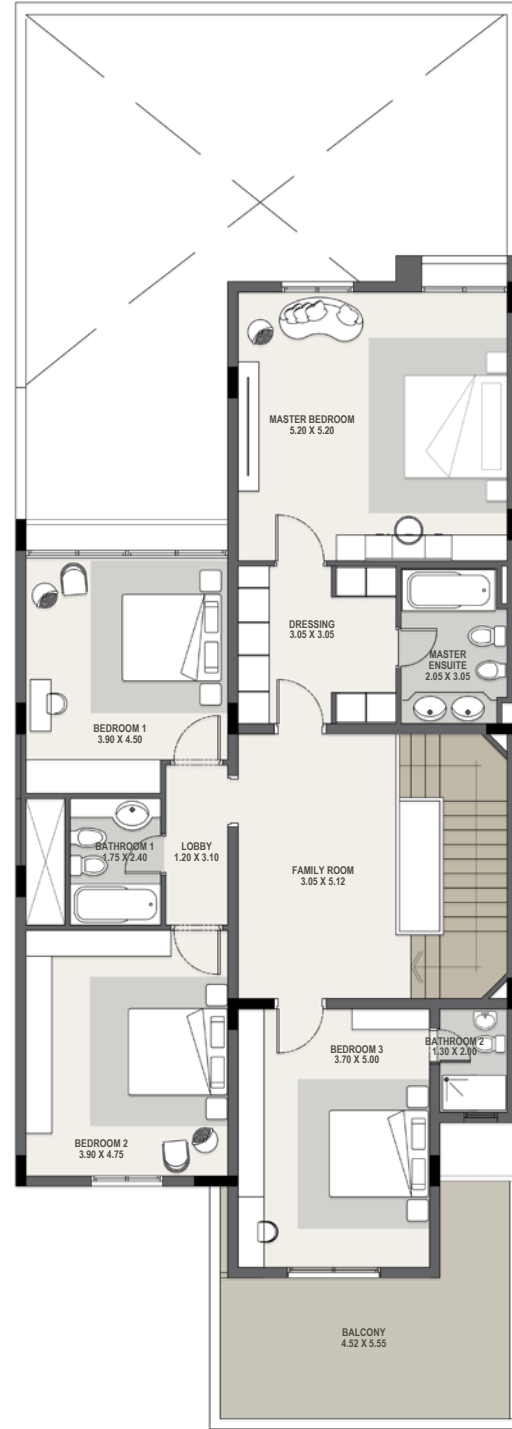
\*Premium residences are available to all nationalities "Investment Zone"



GROUND FLOOR



FIRST FLOOR



Four Bedroom

Typical unit area:  
**3,218 sqft**

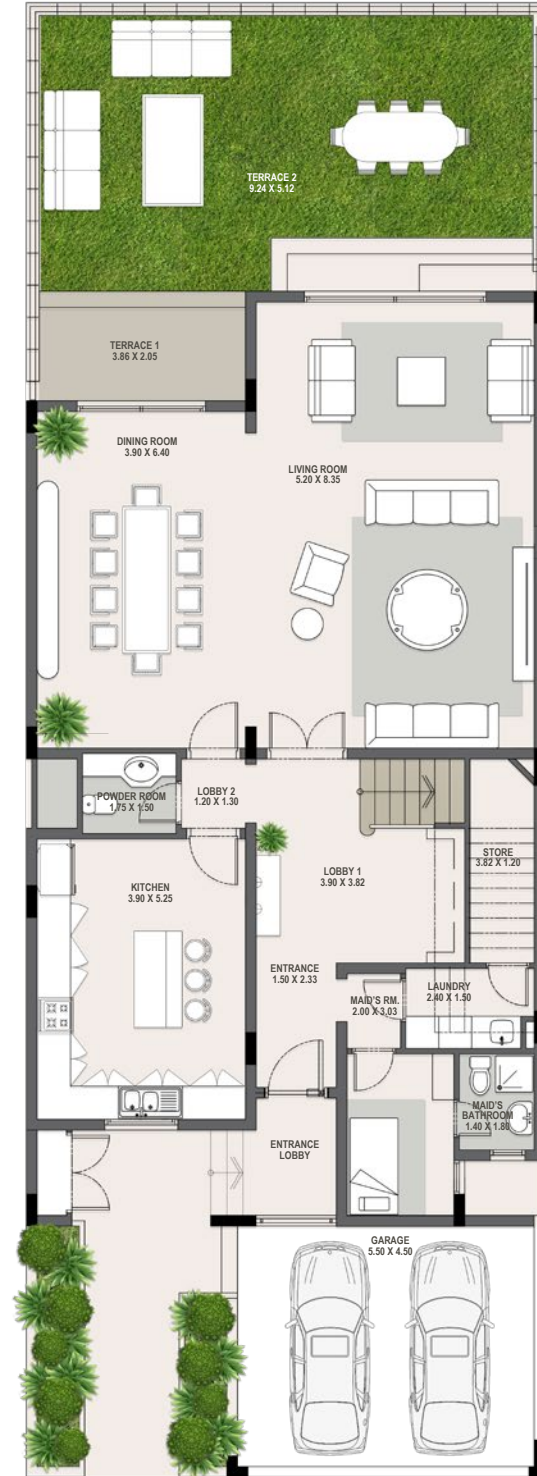
Typical parking area:  
**300 sqft**

Total area:  
**3,519 sqft**

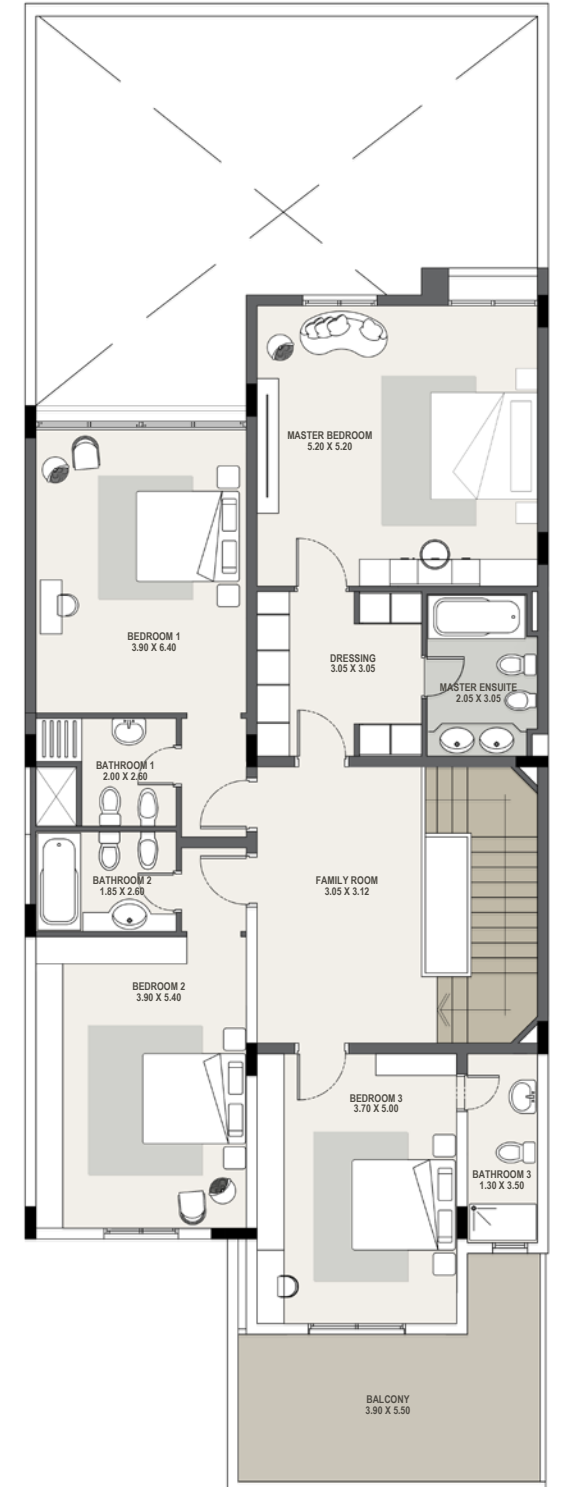
Typical plot area:  
**3,046 sqft**

\*Disclaimer: floor plans are indicative only, sizes and layouts are subject to change on specific units.

GROUND FLOOR



FIRST FLOOR



Four Bedroom  
Large

Typical unit area:  
**3,488 sqft**

Typical parking area:  
**300 sqft**

Total area:  
**3,788 sqft**

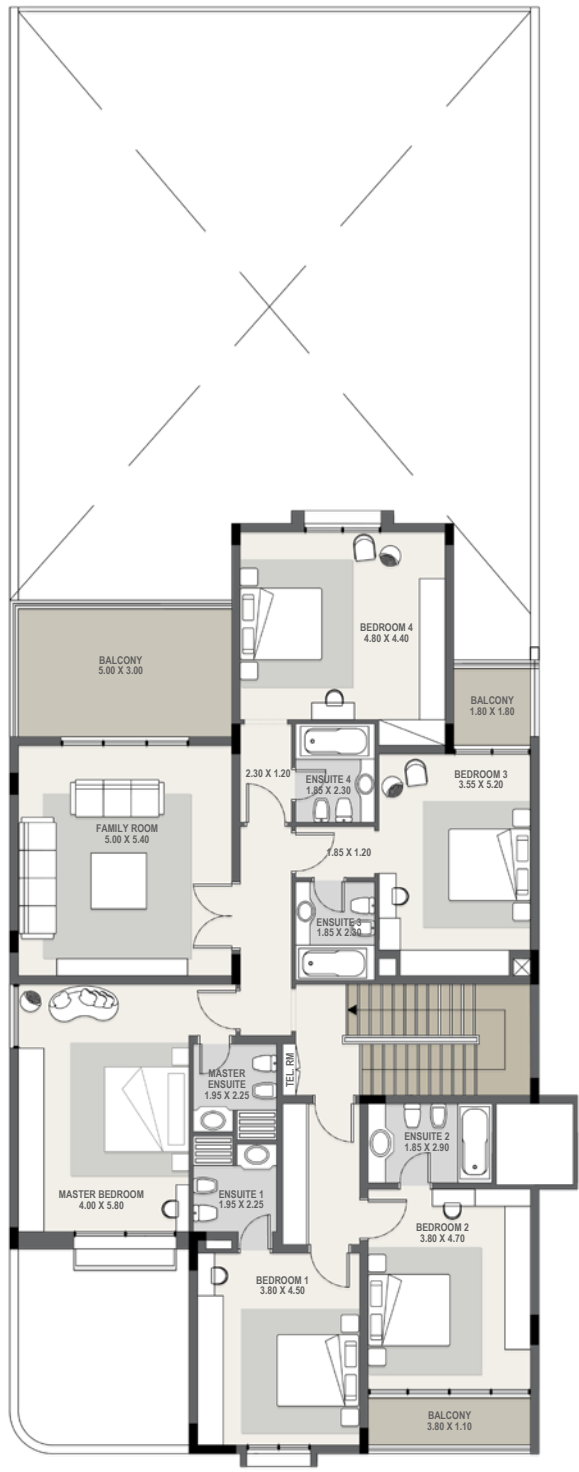
Typical plot area:  
**2,928 sqft**

\*Disclaimer: floor plans are indicative only, sizes and layouts are subject to change on specific units.

## GROUND FLOOR



## FIRST FLOOR



## Five Bedroom

Typical unit area:  
**4,607 sqft**

Typical parking area:  
**250 sqft**

Total area:  
**4,857 sqft**

Typical plot area:  
**5,522 sqft**

\*Disclaimer: floor plans are indicative only, sizes and layouts are subject to change on specific units.



# At the heart of Abu Dhabi

Mangrove Village is strategically located, just 20-minute drive from the city center and within an hour's drive from Dubai. Furthermore, it is conveniently positioned, being only 16-minute drive from Zayed International Airport, ensuring easy access to all key destinations.

## Religious Sites:

- Sheikh Zayed Grand Mosque 11 mins
- Abrahamic Family House 31 mins

## Entertainment Destinations:

- Al Qana 7 mins
- Zayed Sports City 9 mins
- Yas Island 27 mins
- Al Hudayriat Island 33 mins

## Educational Institutions:

- Brighton College 14 mins
- ADNOC Schools 15 mins
- Raha International School 16 mins
- Gems American Academy 17 mins
- Yasmina British Academy 17 mins
- The British International School Abu Dhabi 17 mins
- The British School Al Khubairat 18 mins
- Khalifa University 19 mins
- Sorbonne University 22 mins
- New York University (NYU) Abu Dhabi 32 mins

## Business Destinations:

- Abu Dhabi Global Market 23 mins
- World Trade Centre Abu Dhabi 25 mins



Call  
800 5999  
[www.mangrovevillage.ae](http://www.mangrovevillage.ae)



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